

DISTRICT II ADVISORY BOARD

Minutes – June 4, 2001

The District II Advisory Board meeting was held at 7 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North.

Members Present

Vice-Mayor Joe Pisciotte
David Babich
Kevin Bright*
Martha Bruce Fair
Michele Chauncey
Charlotte Foster
John Fuller
Shirley Jefferson
Mike Jones
Mike Pompeo
Kathy Wegner

Members Absent

Tom Byrne

City of Wichita Staff

Donte Martin, CMO
Dale Miller, MAPD

Guests

Chris Brandorff
Rick Brandorff
J.V. Johnston
Veronica Johnston
Kent Kruske
Mary K. Lanzrath
Ralph Lanzrath
Debbie Matthew
John Matthew
Skeets Winkler

Council Member Joe Pisciotte called the meeting to order at 7:00p.m.

Mike Jones (Foster) moved the agenda be approved as submitted. The motion passed (10-0).

Michele Chauncey (Bruce Fair) moved the minutes of the May 21st, 2001 meeting be approved as submitted. The motion passed (10-0).

No items were submitted for the public agenda, new business agenda, unfinished business agenda, or the traffic agenda.

Planning Agenda

1. ZON2001-00024 & CUP 2001-00015 DP-256

Dale Miller, MAPD, presented this requested zone change from “SF-5” Single Family Residential to “LC” Limited Commercial; and creation of DP-256 The Collective C.U.P. for commercial uses. The proposed uses include restaurants, bookstores, banks, and office buildings. The requested change is generally located near the southeast corner of K-96 and 21st Street North.

Miller described the request and responded to questions. Mr. Miller explained that MAPD staff recommended approval of the proposed zone change.

Mike Jones asked if the proposed development would be compatible with the access management plan currently being developed by the City of Wichita.

Miller responded that the access management plan has not been finalized and that based on the meetings he's attended he believes this development would be compatible with the plan being developed.

David Babich asked if this development is in agreement with the comprehensive plan and who will pay for the associated sewer costs.

Miller stated the proposed development agrees with the current comprehensive plan and a benefit district will be created for sewer service. Property owners within the benefit district will pay their proportionate share of the total cost.

Rob Hartman, agent for the developer, presented the site plan for the development to be known as The Collective. The site plan included the locations of proposed restaurants, a bookstore, a clothing store, as well as office buildings. A meeting between residents adjacent to the property and the developer resulted in expressed concern with the location of restaurants in the southern portion of the development. Based on these concerns the developer is willing to move the restaurants northwest of the initial proposed site.

Hartman also stated there will not be any drainage run-off from the site. Internal drainage ponds will be utilized to address drainage issues. The developer has agreed to screen the property at a rate exceeding code requirements. Outdoor storage will be screened as well. The development is being designed with internal walking features in an effort to create an environment that encourages shoppers to walk within The Collective. There will be two 35-foot signs permitted on the property. One sign will be located on the northeast corner of the property, and the other sign will be located along K-96 highway one-half way down the property line.

Vice-Mayor Pisciotte thanked Mr. Hartman for his presentation and asked if anyone present would like to address the DAB.

John Matthew lives adjacent to the proposed location for The Collective and requested to speak. Matthew expressed concern with sewer service, buffering between the properties, and the need for traffic impact studies. Matthew is also concerned with losing the value of his home. Matthew purchased the land from Ralph Lanzrath and built his home in an attempt to locate away from commercial uses. He is unsure if he would be able to replace the value and equity he has in his home with a house in another location. Matthew felt the covenants put in place by Mr. Lanzrath would provide protection from commercial development.

Ralph Lanzrath owns the property being proposed for development. Lanzrath stated he's been attempting to sell this property for two years with no success. He also lives in the area and supports the

proposed development. Lanzrath added that he has offered to purchase the Matthew's property at a total cost of \$300,000. The Matthew's would also be allowed to remain in the property for one-year rent-free.

Richard Brandorff lives near the proposed development and expressed concern with the need for more buffering between the development and residential properties. This buffering could be in the form of trees, a masonry wall, or other appropriate landscaping.

Vice-Mayor Pisciotte closed the public comment and announced the remaining discussion would be limited to the DAB.

Martha Bruce Fair asked if drive-thru restaurants are permitted in "LC" zoning.

Miller stated drive-thru restaurants are normally permitted in "LC" zoning.

Mike Pompeo asked if the developer had agreed to waive the right to drive-thru restaurants and convenience stores within the development.

JV Johnston is the potential property owner and agreed to not allow these uses. Johnston also agreed to pay for additional buffering features including screening trees to be placed on the Matthew's property.

Michele Chauncey (Goodpasture) moved to approve the proposed zone change and C.U.P. with amendments to the conditions listed in the staff report. Amendments include the developer agreeing to pay for screening trees to be located on adjacent residential properties (with the property owner's permission), and a prohibition of convenience stores and drive-thru restaurants to be codified in the C.U.P. The motion passed (10-0).

Action taken: The DAB Members recommended approval of the MAPD staff recommendation with amendments to the conditions listed in the staff report.

Board Agenda

2. District II Advisory Board Introductions and Appointments

Vice Mayor Pisciotte introduced the new DAB members and appointed Mike Pompeo as First Chair *Pro Tem* and David Babich Second Chair *Pro Tem*. The *Pro Tems* will chair the DAB meetings in the absence or abstention of Vice-Mayor Pisciotte .

With no further business the meeting adjourned at 8:50.

Respectfully submitted,

Donte Martin
Neighborhood Assistant
District II